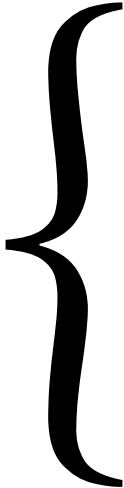


# Oakville Triangle/Route 1 Corridor Plan & Design Standards

Advisory Group Meeting #19  
December 10, 2015



# Items for January Public Hearings

- 
  - Master Plan Amendment
    - Boundary change
    - Additional implementation information
  - CDD rezoning (for Plan area)
  - Analysis of inclusion in Potomac Yard Special Tax District
- CDD Concept Plan (Stonebridge owned Oakville Triangle site)
- Mount Jefferson Park Site Plan

# Approved Plan – Oct 2015



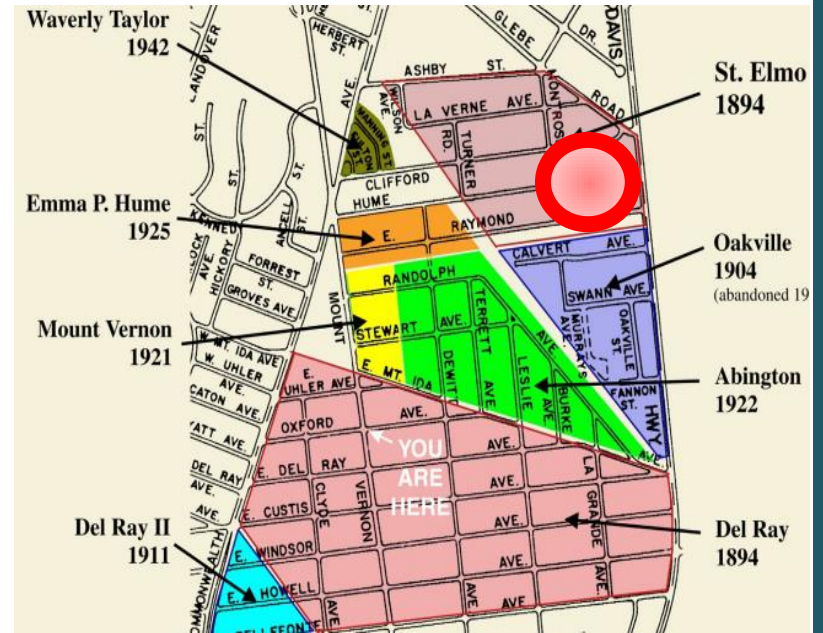
At October Plan approval, CC directed Staff to prepare MPA to adjust boundary for residential parcels located at 413 & 415 East Hume Avenue



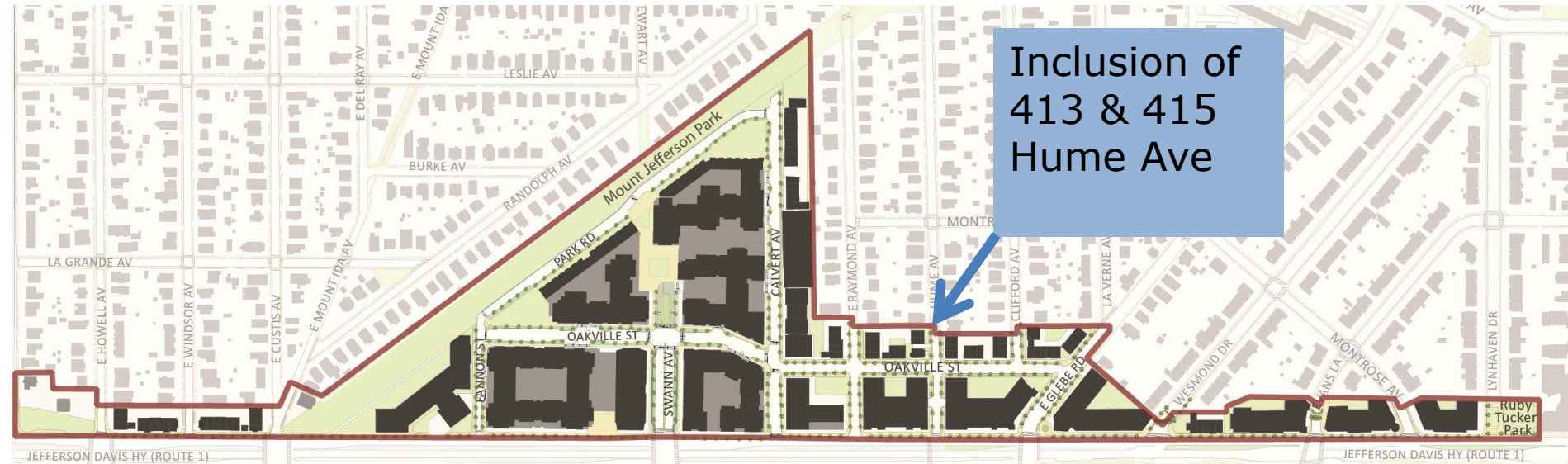


# 413/415 E. Hume

- Currently zoned R-2-5
- Town of Potomac National Register (no BAR)
- Constructed c.1915 - 1920



# Proposed Master Plan Amendment



- Revise boundary on illustrative plan/base map
- Revise land use map (residential - townhouse)
- Revise heights map - max 45'
- Add guidelines re future development of Block 12

# Recommendation - Options

1) Explore feasibility of retaining at least one existing building as part of redevelopment; 10 TH units + one existing building = 11 Units

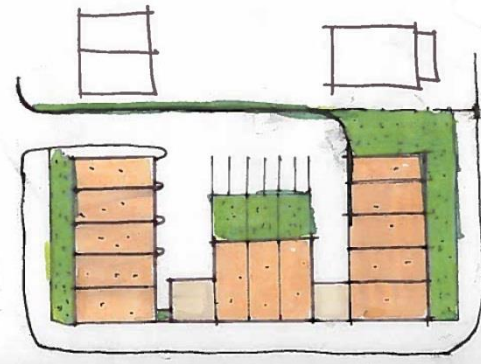
2) If retention not feasible, entirety of Block 12 may be redeveloped as townhouses = 13 TH Units

Note: Even if properties are included in Plan area and rezoned to CDD, they may remain as is



Opt 1

Hume Ave



Opt 2

Hume Ave

# Proposed Master Plan Amendment

- Additional information for Implementation Chapter:
  - Inclusion of new Development Controls Summary table with maximum development levels for each block, as well as the required process for future CDD Concept Plan submissions
  - Additional text regarding the required phasing of Plan area improvements and funding required to mitigate future development

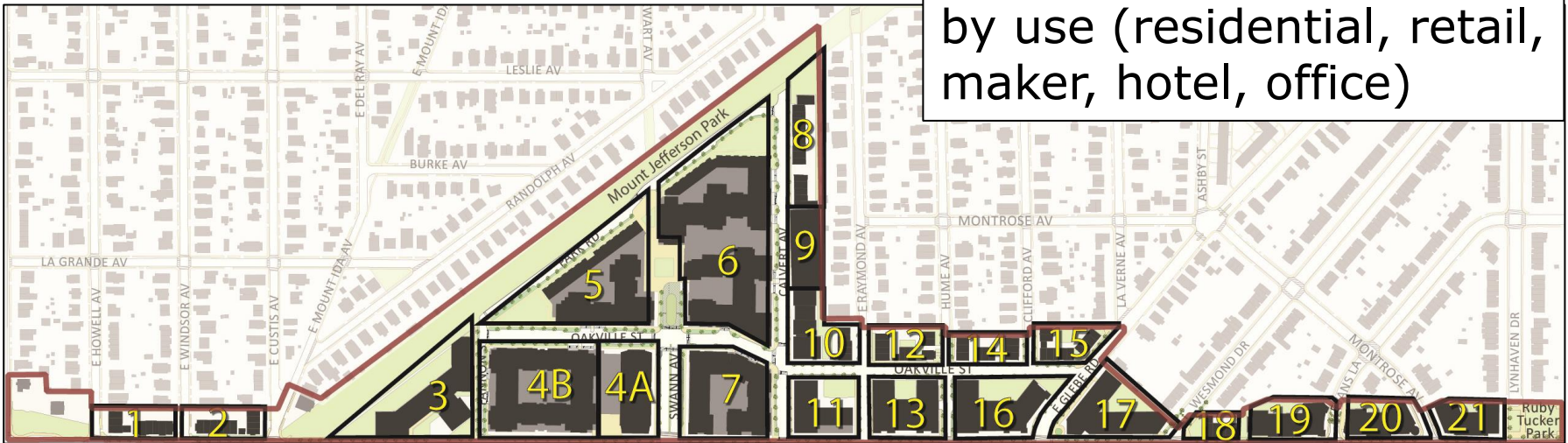




# Development Table

## Plan Area Blocks

Specifies maximum amount of square footage for each block, numbered on the map, by use (residential, retail, maker, hotel, office)





# Development Table

Table X

District #	Block #	Applicable notes (see notes page below)	Residential				Office	Hotel	Retail and Maker		Maximum Total (sq. ft.)
			1a		1b		2	3	4	5	
			Multifamily Residential (max. GFA)	Multifamily Residential (max. units)	Townhouse (max. GFA) Includes garages. See Note 1	Townhouse (max. units)	Office (max. GFA)	Max. GFA	Required Retail (Primary / Secondary) (max. GFA)	Retail (Maker Space Required (max. GFA) See Note c	
1	1	<i>f</i>	0	0	24,800	10	0	0	0	-	24,800
	2	<i>f</i>	0	0	24,800	10	0	0	0	-	24,800
2	3	<i>a b f</i>	117,600	128	0	0	0	0	0	9,500	127,100
	4	<i>b k l m n</i>	307,000	334	0	0	135,200	0	46,000	0	488,200
	5	<i>k l m q</i>	162,600	177	35,100	14	0	0	31,000	0	228,700
	6	<i>k l m q</i>	377,400	411	31,000	12	0	0	81,700	0	490,100
	7	<i>b k l m p</i>	117,100	128	0	0	0	145,300	35,200	0	297,600
3	8		0	0	44,900	18	0	0	0	0	44,900
	9	<i>d</i>	0	0	0	0	0	0	0	21,500	21,500
	10		56,200	61	16,000	5	0	0	0	6,200	78,400
	11		75,600	82	0	0	0	0	0	19,200	94,800
	12	<i>e</i>	0	0	30,100	13	0	0	0	0	30,100
	13		80,000	87	0	0	0	0	0	27,900	107,900
	14		0	0	21,800	9	0	0	0	0	21,800
	15		0	0	28,000	11	0	0	0	0	28,000
	16	<i>b</i>	134,900	147	0	0	0	0	0	29,800	164,700
	17	<i>b</i>	120,000	131	0	0	0	0	0	6,100	126,100
4	18		0	0	14,800	5	0	0	0	-	14,800
	19		79,700	87	0	0	0	0	0	8,600	88,300
	20		68,200	74	0	0	0	0	0	5,900	74,100
	21		61,700	67	0	0	0	0	0	5,600	67,300
CDD Total			1,758,000	1,915	271,300	107	135,200	145,300	193,900	140,300	2,644,000

# Phasing/Triggers – Transportation

Ph	Description	Responsibility	Required Timing
<b>1</b>	Pre-work Rte 1/E.Glebe Phase 1 improvements	Stonebridge \$200k	Prior to release of the final SP for the first block within OT
<b>1</b>	Route 1 / E. Reed signal modifications	Dev. Contribution /Tax Increment	Prior to 800,000 sf of development (net of parking)
<b>2</b>	Phase 1 improvements at Route 1/E. Glebe	Stonebridge \$1.4M	Earlier of: 1. 1 yr after final CO for Phase I (A1, B, D) or (2) prior to 1 <sup>st</sup> final SP submission for 4 <sup>th</sup> block
<b>2</b>	Rte 1/E Reed intersection improvements	Dev. Contribution /Tax Increment	Prior to CO at 1.4M sf net
<b>2</b>	Montrose/Rte 1 Signal	Dev. Contribution /Tax Increment	Prior to CO at 1.4M sf net
<b>2</b>	Montrose improvements and Mont/E Glebe/Ashby	Dev. Contribution /Tax Increment	Prior to CO at 1.4M sf net
<b>2</b>	New Route 1 ped. crossing/signal	Dev. Contribution /Tax Increment	Prior to CO at 1.4M sf net
<b>3</b>	Phase 2 improvements at Route 1/E. Glebe	Dev. Contribution /Tax Increment	Prior to CO at 2M sf net
<b>3</b>	Modification of lane configuration Rte 1/Custis.	Dev. Contribution /Tax Increment	Prior to CO at 2M sf net

# Phasing/Triggers: Affordable Housing and Streetscaping

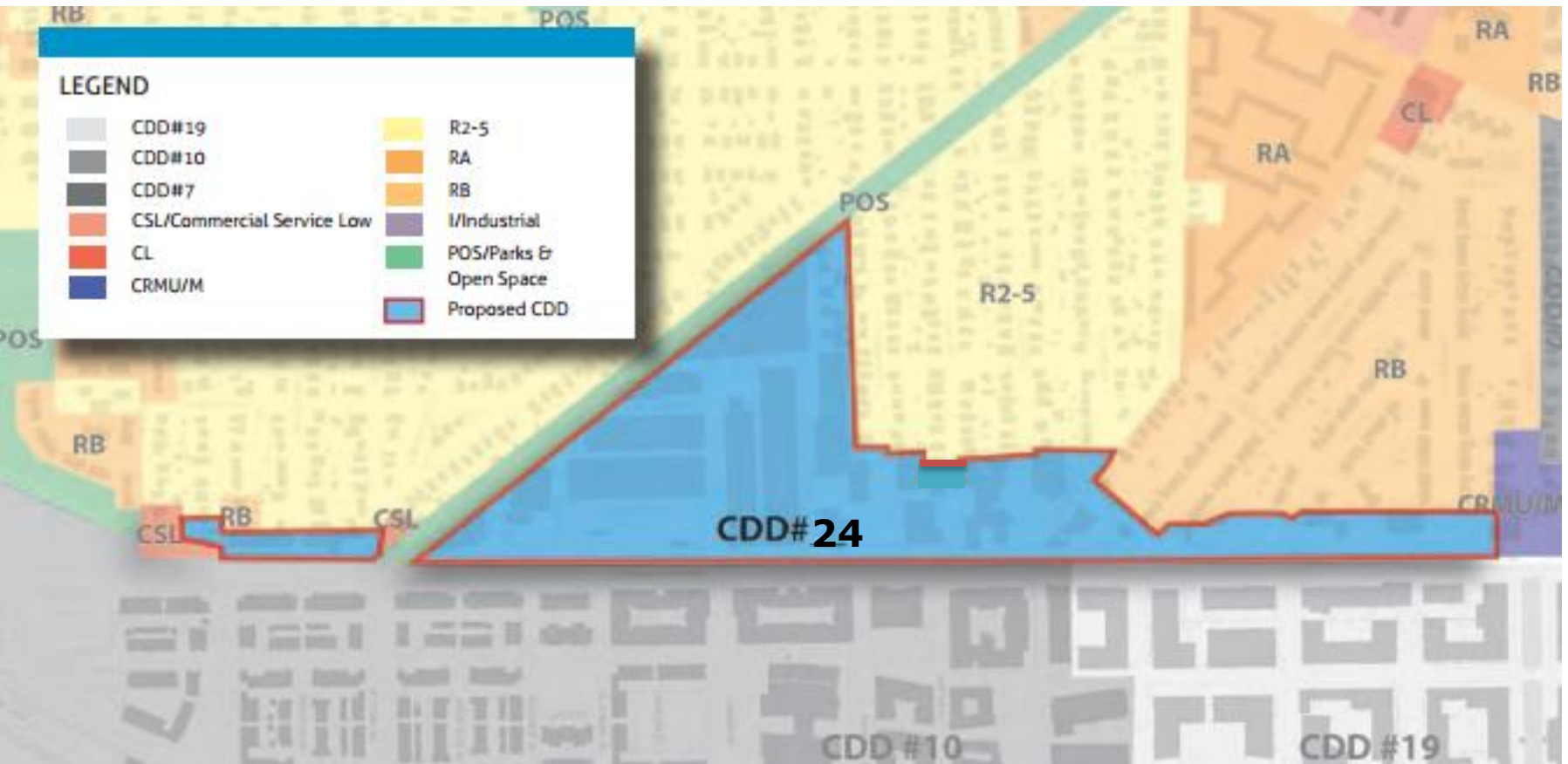
Description	Responsibility	Timing
<b>Affordable Housing:</b>		
All redevelopment to comply with AH contribution policy & HMP objectives, including onsite affordable housing units with re-zonings.	Developer contributions	Phased throughout development
Stonebridge to provide 65 units of affordable housing within Oakville, approximate value \$7.8M.	Developer of Oakville Triangle	Phased throughout development of Oakville Triangle
<b>Streetscape and Undergrounding</b>		
Route 1 Frontage: All blocks to complete improvements consistent with Plan as part of the redevelopment. Cost for undergrounding utilities for some smaller/shallow blocks (could be provided through tax increment fund.	Standard Development Conditions, Developer contributions and/or incremental tax	Phased throughout development
Oakville Triangle: Route 1 Frontage and all utilities for the site will be located below grade	Developer of Oakville Triangle	As part of the construction of the first building on the site.

# Phasing/Triggers – Open Space

Description	Responsibility	Timing
Sufficient/consolidated high quality open space to be provided based on the planned development. On-site open space required for Oakville site consistent with Plan.	Developer of Oakville Triangle	With redevelopment of each block.
MJP: Construction of/funding for MJP Improvements will be completed by developer in conjunction with redevelopment of Oakville site.	Developer of Oakville Triangle	Timing for initiation and completion specified in CDP for Oakville Triangle Site. Improvements shall be completed/accepted by City prior to first CO for any building in CDP, or within a max 24 months of permit to demolish any building in or adjacent to Park (whichever is earlier).
MJP: Improvements to southern section will be designed/provided with redevelopment of Block 3 parcels; requirements to be outlined in the related DSUP.	Developer of Block 3	With redevelopment of the block.
On-site open space required for the Oakville site consistent with the Plan.	Developer contributions	With redevelopment of each block.
Expansion of Ruby Tucker Park	Developer contributions and/or incremental tax	In conjunction with redevelopment of property at intersection of Rte 1/Lynhaven Drive, adjacent to park. If park can be expanded without negatively impacting the adjacent property, expansion can occur sooner.



# Proposed Zoning CDD #24



CDD #	CDD Name	W/out CDD SUP	With a CDD SUP		
			Maximum Development	Maximum Height	Uses
24	Oakville Triangle and Route 1 Corridor	The CSL, I and R2-5 zone regulations shall apply to the properties as generally depicted within Figure 23.	<p>The development controls for each block including gross Floor area (GFA), the size of public open spaces, ground level open spaces, the land uses, and the ground floor uses shall comply with the Oakville Triangle and Route 1 Vision Plan and Urban Design Standards and Guidelines.</p> <p>All streets, blocks, sidewalks, building forms, building volumes, building heights, screening of parking, retail design, signage, open space and associated elements shall comply with the Oakville-Route 1 Route 1 Vision Plan and Urban Design Standards.</p> <p>Any variation from the standards shall require approval by the City Council as part of the DSUP or associated approval application(s).</p>	<p>Heights and height transitions shall be as depicted in the approved Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</p>	<p>1) Mixed-use development to include hotel, office, residential, home for the elderly, nursing home, parks and open spaces.</p> <p>1) Primary retail, secondary retail, and maker uses as defined in the approved Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</p> <p>1) Community Facilities</p>

# Proposed Zoning - Primary Retail

*Intent: Experiential pedestrian oriented shopping/dining, such as restaurant, coffee shop, gourmet food, home/fashion retail, interactive such as cooking school*

**Location:** Primarily Swann, w/some on Oakville St & Route 1

**Zoning:** “Restaurants” and “retail shopping” as defined in ZO; no personal service as defined in ZO, however, a school experiential in nature or other uses consistent with intent may be allowed at PZ  
Director discretion part of SUP



# Proposed Zoning - Secondary Retail

*Intent: Neighborhood oriented, meet local shopping or personal service needs, such as hardware, pharmacy, dry cleaner, garden supply, fitness, wellness*

**Location:** Calvert Ave (some overlap w/Maker), some Rte 1

**Zoning:** Defined to include retail shopping, personal service, amusement, and restaurants; other uses approved by Director of P&Z to meet intent as part of SUP.





# Proposed Zoning – Maker Space

*Intent: Mix of production, repair, and new technology uses, active ground floor in mixed use buildings, diverse economy*

**Location:** Route 1/Calvert

**Zoning:** Craft/light manufacturing, small food/beverage production & distribution, arts & creative, repair, technology, media, shared spaces, green industries. Approval required and 20% max for Retail, Restaurant, Amusement, business/professional offices.



# CDD Concept Plan - Stonebridge

## Requests

- **CDD Concept Plan:** Plan layout (building footprints) and development levels for the Oakville Triangle site
- **Preliminary Infrastructure Plan:** streets, open spaces and infrastructure in order to support the Oakville Triangle development
- **Vacation** of portions of Swann Ave, Oakville Street and Calvert Avenue, consistent with the Plan and the establishment of a new street grid.



# CDD Concept Plan - Stonebridge



NOTE:  
GRAPHIC FOR ILLUSTRATIVE PURPOSES ONLY.

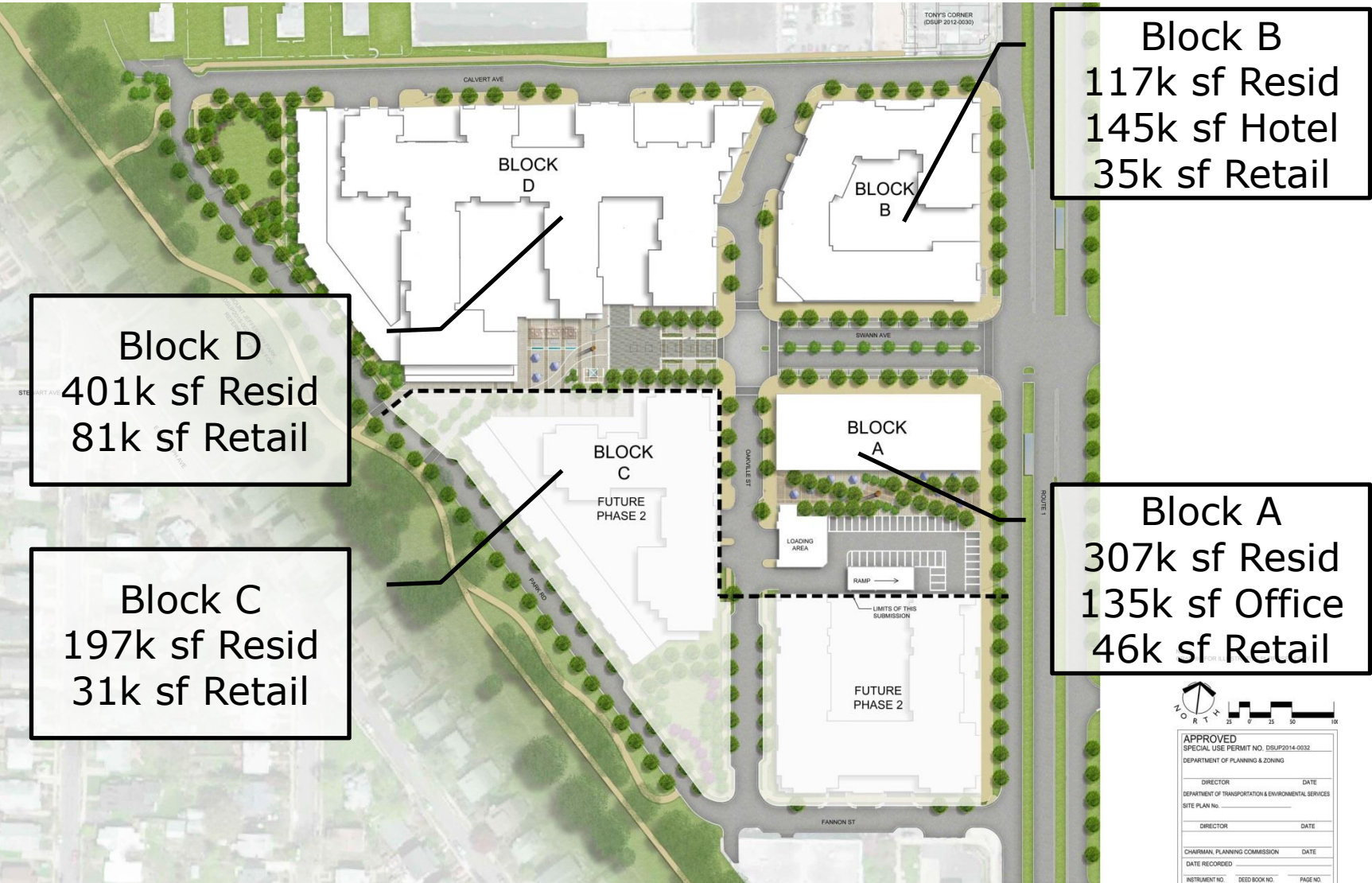
APPROVED  
SPECIAL USE PERMIT NO. DSUP2014-0032  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	





# CDD Concept Plan - Stonebridge



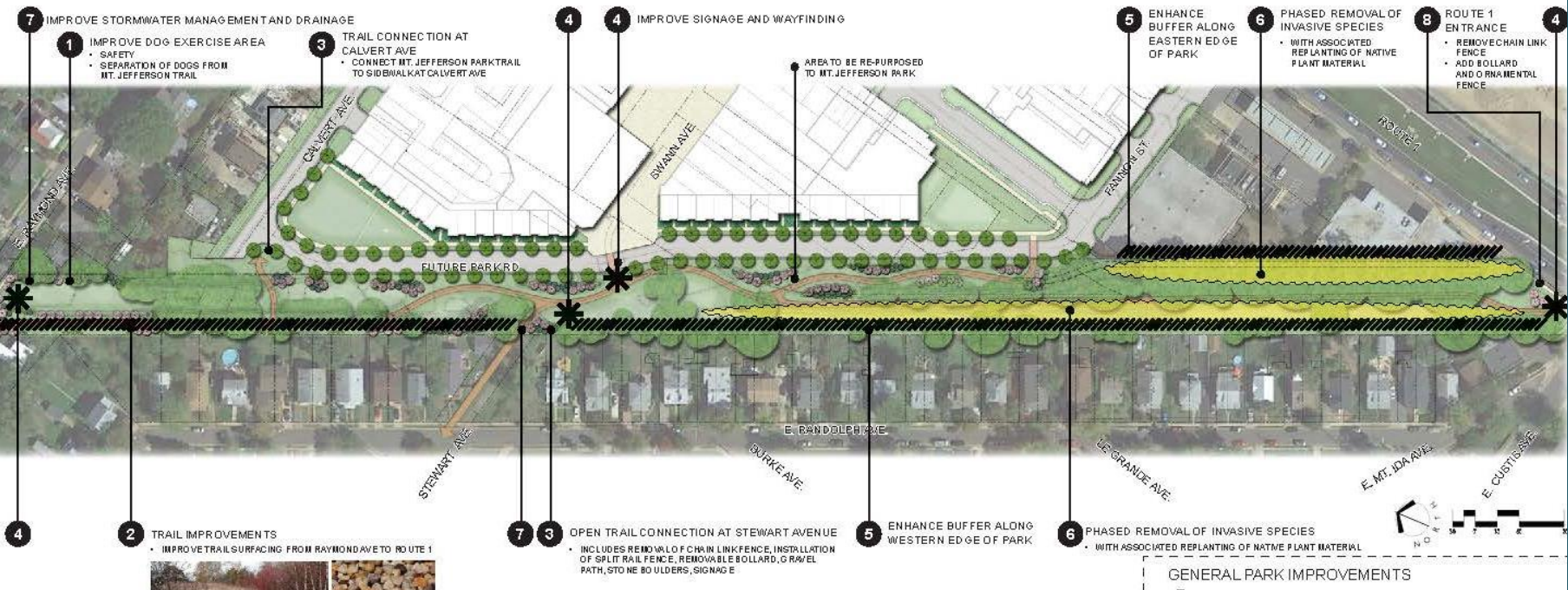


# CDD Concept Plan for Stonebridge

BLOCK	GROSS FLOOR AREA (GSF) <sup>1</sup>	FAR / NET FLOOR AREA (NSF)
RETAIL GSF SUBTOTAL	193,693	193,693
RESIDENTIAL GSF SUBTOTAL	1,029,902	1,029,902
OFFICE GSF SUBTOTAL	135,166	135,166
HOTEL GSF SUBTOTAL	145,296	145,296
SERVICE/BOH SUBTOTAL	66,588	66,588
ABOVE GRADE GARAGE SUBTOTAL	155,017	155,017
BELOW GRADE GARAGE GSF SUBTOTAL	789,359	-
<b>GROSS FLOOR AREA GRAND TOTAL</b>	<b>2,515,021</b>	<b>1,725,662</b>
<b>FAR</b>		<b>3.87</b>
<b>SITE AREA<sup>5</sup></b>	<b>445,424</b>	

# Mount Jefferson Park DSP

1. Improve dog exercise area
2. Improve trail and create wider, multi-use trail
3. Create trail connections from Swann Avenue to Stewart Avenue
4. Enhance Raymond Avenue & Route 1 entrances
5. Enhance buffer between park and new development
6. Remove invasive species in a phased manner
7. Improve stormwater management and drainage
8. Improve signage and wayfinding



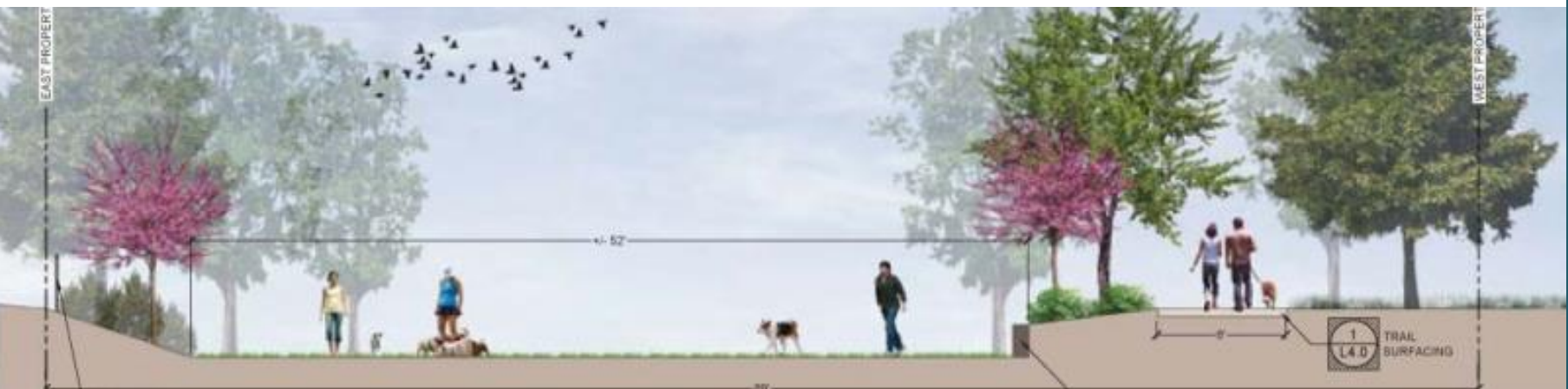
# Mount Jefferson Park DSP







MJP



PLAN SECTION: view south from E Raymond Avenue





MJP

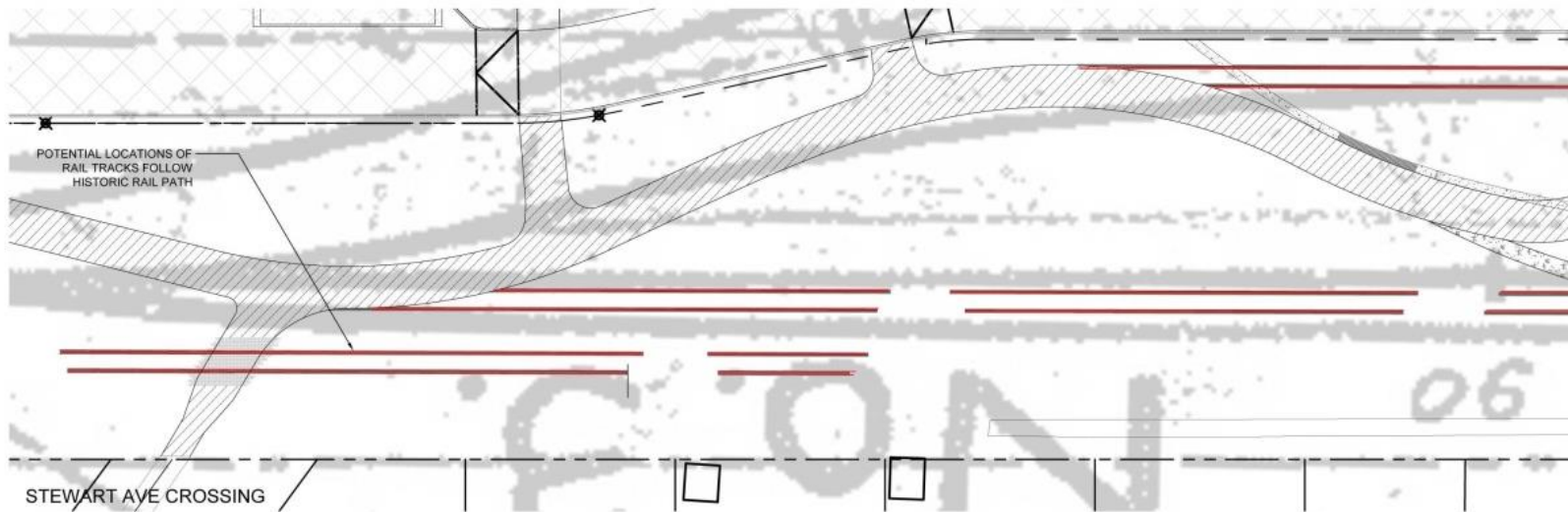


PLAN SECTION: view south from Swann Avenue / Stewart Avenue



PLAN SECTION: view south from Fannon Street





- ① **RAILWAY EXPRESSIONS IN LANDSCAPE**  
EXPRESS THE RAIL HERITAGE OF SITE THROUGH LINEAR BANDS OF HARDSCAPE MATERIAL THAT ARE IN-LAID IN LAWN AND TRAIL IN THE GENERAL LOCATION OF HISTORIC RAIL PATH.



- ① Rail tracks extend into landscape



PRECEDENT IMAGE

# Next Steps

**Planning Commission, THURSDAY, January 7, 2016**

**City Council, Saturday, January 23, 2016**

- Master Plan Amendment
  - Boundary change
  - Additional implementation information
- CDD rezoning (for Plan area)
- Analysis of inclusion in Potomac Yard Special Tax District
- CDD Concept Plan (Stonebridge owned Oakville Triangle site)
- Mount Jefferson Park Site Plan
- DSUPs for future Stonebridge buildings – 2016 and beyond

